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Building Committee Minutes 06-01-2004

APPROVED

**TOWN OF ARLINGTON
 MINUTES
 REGULAR MEETING
 PERMANENT TOWN BUILDING COMMITTEE
 TUESDAY, JUNE 1, 2004**

PRESENT: William Shea, Vice Chair John Sanchez
 Thomas Caccavaro Brian Sullivan
 Suzanne Owayda
ABSENT: John Cole Robert Juusola
 Kathleen Donovan Charles Stretton
PARTICIPANTS: Stefan Chaires, DRA
 Ralph Castagna, Castagna Construction
 Robert Addelson, A.P.S.
CALL TO ORDER: 7:30 p.m.

PEIRCE CLOSE-OUT – S. CHAIRES/R. CASTAGNA

- Mr. Chaires distributed the following to the committee:
 - o List of original credits (prepared 3/29/04)
 - o PCO #100 in the amount of \$3,828.73 for irrigation sleeves
 - o List of final credits offered by Castagna for outstanding punch list items
- Mr. Chaires reviewed the final credit offer. He felt that the only issues of major concern were the (1.) irrigation sleeves and (2.) the puddling in the playground. (Before he makes any decision, Mr. Castagna will call Dave Peterson tomorrow and ask who actually installed the sleeves. Mr. Caccavaro and Mr. Castagna were of the opinion that the puddle was a non-issue because it disappears within a reasonable amount of time, while Mr. Shea continued to be concerned that there is a 2-3" puddle when it rains.)
- The contractor has resolved the matter of the sealants along the roof edges.
- The contractor will investigate the following outstanding issues:
 - o boilers and controls that are not operating properly,
 - o irrigation sleeves,
 - o electrical operating and maintenance manuals, and
 - o the Simplex invoices which are being held by Mr. Addelson. He has spoken to Mark Miano and James Keyton on the Simplex issue. The system has not worked since it was installed.
- The painted green door needs to be approved by Ms. Donovan.

DALLIN SCHOOL

- Tentative dates for moving out of the Dallin were discussed with the contractor. Because it would be a problem for the School Department to be out of the building by July 1st, the committee proposed that the contract reflect July 15th as the project start date.
- On a **MOTION** by Mr. Caccavaro and seconded by Ms. Owayda, it was VOTED to **accept Castagna Construction as the low bidder on the Dallin School project for a sum of \$9,658,000.00**. ROLL CALL VOTE: Unanimous
- On a **MOTION** by Mr. Sullivan and seconded, it was VOTED to **accept the first two alternates: (1.) the upgrade to the fence (\$5,000), and (2.) the play area structures (\$60,000)**. ROLL CALL VOTE: Unanimous
- Mr. Addelson will ask Kay how she feels about applying for CDBG funds for the play structures.

BRACKETT SCHOOL NOISE REMEDIATION

- According to Mr. Shea, while the work done on the Brackett significantly lowered the noise, it was not lowered to the desired NC35 level. While recommendations made by Acentech to lower the noise level were used to resolve the issue, one additional recommendation (applying 3 layers of ½" thick cement bond on top of the existing roof

membrane) was not included in the work that was done. Mr. Wayne Matson will be consulted about the possibility of retrofitting the condenser fans before the committee considers going forth with Acentech's recommendation. Mr. Shea will send a letter to DRA that they continue efforts to reduce the sound level at the Brackett School.

HARDY SCHOOL

On a **MOTION** by Ms. Owayda and seconded by Mr. Caccavaro, it was VOTED to **direct Town Counsel to prepare documents to award the Hardy School contract to Multitemp Mechanical Corporation in the matter of the modifications to all ten rooftop units.** VOTE: Unanimous

PEIRCE SCHOOL

- There was no action on an invoice from Best Access System in the amount of \$638. A provision for installing cores for the interior and exterior doors was included on the specification without informing anyone. The architect is making an inquiry on the matter.

INVOICES

On a **MOTION** by Ms. Owayda and seconded by Mr. Sullivan, it was VOTED to **approve the following invoices from Conn, Kavanaugh, Rosenthal, Peisch & Ford:**

- o **Dallin School (Front end documents) - \$196.10**
- o **Dallin School (Front end documents) - \$258.50**
- o **Consultation – Hardy School Noise Matter - \$1,487.71**

ROLL CALL VOTE: Unanimous

FINAL DISCUSSION

- After some additional discussion of the issue, it was decided that the architect would contact Town Counsel tomorrow and request a change to be inserted into the Dallin School contract with Castagna Construction for a start date of July 15, 2004 (instead of July 1st).

ADJOURNMENT

The meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Marie Carroll